

LONDON REALTY

Ben Oates
Planning
London Borough of Lambeth
Civic Centre
Brixton Hill
Brixton
SW2 1RW

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Planning portal ref: PP-12758068

Dear Ben

45 Clapham Common Southside, London SW4 Application for temporary planning permission

This application is for the establishment of a temporary campus for a period of two years to enable Lambeth College to continue operating during the construction of their new college building that forms part of the planning application for the redevelopment of the site under planning application ref: 22/03713/FUL.

The enclosed Decant Strategy sets out the steps involved in the redevelopment of the site and forms a Design and Access Statement for the temporary campus, the application for which is supported by a host of drawings and technical documents.

Given the site layout for the redevelopment of the site at 45 Clapham Common Southside the proposed temporary campus layout is the only feasible solution to unlock the site's redevelopment and ensure the proposed Gateway Centre is delivered in time.

Planning application

45 CCS Ltd herewith submit an application for temporary planning permission for development at 45 Clapham Common Southside, London SW4. The following is proposed:

“Erection of 3-storey modular buildings, amendments to existing Block A and associated works for provision of temporary college campus for a period of 2 years, following demolition of current temporary construction teaching workshops.”

The submission is made electronically via Planning Portal and is supported by the following documents in accordance with validation requirements:

- Application form for full planning permission;
- Relevant certificate;
- CIL Additional Information form;
- Site location plan prepared by FCH;
- Existing and proposed plans, elevations and sections prepared by FCH;
- Design and Access Statement prepared by FCH;
- Daylight and Sunlight Assessment prepared by Point2;
- Energy Statement including BRUKL Sustainability Report prepared by Base Energy;
- BREEAM pre-assessment note prepared by Crestwood Environmental;
- Transport Statement prepared by Caneparo;
- Draft Outline Construction Management Plan
- Noise Impact Assessment prepared by Crestwood;

- Flood Risk Assessment and Sustainable Urban Drainage Plan prepared by UK Flood Risk Consultants;
- Air Quality Assessment prepared by Crestwood Environmental;
- Preliminary Ecological Assessment prepared by Green Shoots Ecology; and
- Arboricultural Impact Assessment prepared by Underhill Tree Consultancy Ltd.

Site description

The application site is located in the London Borough of Lambeth adjacent to Clapham Common to the northwest, the Notre Dame Estate to the northeast and Lambeth Academy to the south. The Thornton Park development (also being delivered by the Applicant) is located immediately along the northern and eastern boundaries of the application site on a 'v' or wedge-shaped plot of land that extends back to the south of the application site to the residential properties on Abbeville Road. The application site fronts onto Clapham Common Southside and is accessed by a single road to directly off Southside. A site location plan is included with the application.

None of the buildings on the application site are nationally nor locally listed and the application site is not located within a conservation area. Four trees that benefit from TPO status are located on the application site.

The location of the temporary modules within this site are illustrated in the submitted plans, along with the proposed boundary of the temporary campus and the nature of the internal building changes and operational changes.

Further context including details of the wholesale redevelopment of the site can be found in the planning application ref: 22/03713/FUL.

Proposal

The proposals seek to erect two modular building which along with amendments to the existing Block A would enable the continued provision of education on the rear portion of the 45 Clapham Common campus throughout the demolition of S, B, C Block and the erection of the new Gateway College. This is illustrated in the Decant Strategy / Design and Access Statement provided.

Planning considerations

The education use of the site will not be affected as part of this application. The front of the site would be demolished in line with implementing the redevelopment proposals under ref: 22/03713/FUL.

Technical reports

A host of technical reports are submitted in support of this planning application. This is an application for temporary planning permission for a period of two years, following which the new permanent Gateway Centre at Clapham will be available for the college's occupation, and as such this is material to the consideration of said technical matters.

The technical reports demonstrate that the proposals comply with associated policies or reach a level of compliance that is suitable and reasonable for a temporary building of two years.

We trust the above is suitable for validation of the application and look forward to working collaboratively with the planning department to enable swift determination of the application and commencement on site.

Yours sincerely

Luke Butler
45 CCS Ltd